

Terms & Conditions

PRICING: Property is listed for a minimum of **\$15 million dollars.**

- No offers will be considered for less than the minimum price of 15 million dollars.
- Offers can only be submitted between **November 1, 2007** and **November 7, 2007**.
- Deadline for the offers will be **5pm** and offers must be received in their entirety.

COMMISSION: Buyer agency will be paid **2% of sales price**. If no agent is used buyer may credit the **2%** toward attorney fees. This amount will be paid by UDOT and will have no bearing on the offer itself. **Please do not include any reference to commissions on the offer.**

OFFER & TERMS:

- Offers must be written on the **UDOT Purchase contract** only.
- Offers will be evaluated by price, contingencies, due diligence period, closing date, and ability to perform. The best offer will be accepted on a combination of these items, not on price alone.
- UDOT may consider any offers outlining a profit sharing venture. UDOT reserves the right to discuss these types of offers with the perspective buyer and may clarify any offer received if the terms are not specific.
- Any buyer may submit more than one offer if one of the offers involves profit sharing.
- UDOT may accept backup offers and may counter any offer.
- UDOT has the right
- **UDOT reserves the right to reject any or all offers.**

PROFIT SHARING: Any offer submitted involving profit sharing must include a specific plan. The plan must include:

- Anticipated profits & the percentage of profit for UDOT
- Time frame for closing on the property and the schedule for profits to be received.

CLOSING:

- UDOT will be closing the transaction **with First American Title / Escrow officer Dorothy Merrill / 801-569-3369.**
- Their plant currently has the plat and all survey information. A preliminary title report has been ordered and will be available.
- **No split closings are allowed.**
- The property will be transferred by **Quit Claim Deed** not Warranty Deed. UDOT is willing to purchase a standard owner's policy of title insurance.

PLANNING & ZONING & ENVIRONMENTAL:

- Any planning, zoning, or density questions should be directed to Taylorsville City.
- Any questions concerning the landfill can be made to Salt Valley Health Dept / MaryPat Buckman or Kleinfelder / Corinne Hillard.

MAILING ADDRESS: Offers **MUST** be received prior to the deadline above.

Utah Department of Transportation
4501 South 2700 West
Box 148420 / 4th Floor
Salt Lake City, UT 84114-8420
Attn: Dian McGuire or Fred Krommenhoek